

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 26, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SUP-28127 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VIP BAIL BONDS - OWNER: CLARENCE AND KRESSIE NOBLE - Request for a Special Use Permit FOR A PROPOSED BAIL BOND SERVICE at 1363 West Owens Avenue (APN 139-28-502-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

IF APPROVED, C.C.: 08/06/08

IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted After Final Agenda – Protest Postcard

Motion made by RICHARD TRUESDELL to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development Department, stated the proposed use is not compatible with the surrounding area and recommended denial.

TIM JOHNSON, 1363 West Owens Avenue, appeared on behalf of the applicant and explained that the applicant was moving an existing bail bonds business to this location for better visibility.

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MR. JOHNSON informed COMMISSIONER STEINMAN that the business had relocated to this site a few months ago after the previous lease expired. COMMISSIONER STEINMAN noted that the area has a high concentration of children in the area and questioned the need for this service at this distance from the jails. MR. JOHNSON explained that rents were expensive closer to the jails and stated that most customers used referrals or the Yellow Pages to find bail bonds businesses.

MR. LOWENSTEIN informed COMMISSIONER STEINMAN that the applicants had applied for a Change of Location of the business license with the City's Business Licensing Department and that license was denied, pending the approval of the Special Use Permit at this location.

COMMISSIONER TRUESDELL commented that the location may not be appropriate and expressed his support of staff's recommendation for denial.

CHAIR GOYNES stated that the location is inappropriate, noting the proximity to the day-care center. He added that this project did not meet the requirements for high-quality development in the City's mature neighborhoods.

CHAIR GOYNES declared the Public Hearing closed.

